



15 BATHWICK STREET

BATH

**COBB
FARR**



15 BATHWICK STREET BATH BA2 6NY

A beautifully appointed and elegantly proportioned 5 bedroom Grade II listed Georgian townhouse with a self contained 1 bedroom apartment and a lovely walled garden, within 5 minutes level walk of the city centre.

- Beautifully appointed accommodation
- 5/6 bedrooms
- 2/3 reception rooms
- Open plan kitchen and dining room
- Handsome formal drawing room
- Separate one bedroom apartment which can be accessed from the house
- Lovely landscaped walled garden
- 5 minutes walk Bath city centre and excellent local amenities
- Lucrative AirBnb opportunity





SITUATION

Bathwick Street is situated conveniently within a five-minute level walk of Bath city centre and is within a stone's throw of The Holburne Museum, Henrietta Park, Sydney Gardens and the world famous Pulteney Bridge. There are also a number of good local amenities close at hand which include a general store, three public houses, a laundrette and a lovely restaurant / café in The Holburne Museum.

The World Heritage City of Bath offers a wonderful array of chain and independent shopping, a fine selection of restaurants cafes and wine bars and many cultural activities at the nearby newly refurbished One Royal Crescent and Holburne Museums, a well-respected music and literary festival and many pre-London shows at The Theatre Royal. World class sporting facilities are available at nearby Bath University, Bath Rugby and Cricket Clubs.

Many excellent schools are close at hand which include Bathwick St Mary's Primary School, Widcombe Infants School, King Edwards Schools on North Road, Prior Park College and Monkton Combe School.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 junction 18 is approx. 8 miles to the north and Bristol airport is 18 miles to the west.





DESCRIPTION

15 Bathwick Street is a handsome and elegantly proportioned Grade II listed Georgian townhouse, one of 11 in an attractive terrace, located adjacent to Sydney Gardens and within 5 minutes level walk of Bath city centre.

The accommodation which is beautifully appointed throughout benefits from having a self-contained one bedroom apartment in the lower ground floor which has been used as a lucrative Airbnb opportunity but could easily be incorporated into the accommodation and used as a dependant relative or granny annexe.

The ground floor accommodation comprises an impressive double aspect open plan kitchen and dining room, with a wood burning stove and handsome wooden flooring. On the first floor there is an elegant formal drawing room that spans the width of the property to front and enjoys a lovely open aspect overlooking Daniel Street. To the rear there is a double bedroom/study overlooking the garden.

The stylish master bedroom and en-suite is on the first floor along with a further bedroom. Conveniently there are 2 further family bedrooms and a large bath and shower room on the top floor, which is ideal guest or children's accommodation.

To the rear accessed from a rear lobby where there is a guest WC there is a charming landscaped, well stocked walled garden with several terraced seating areas.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

With recessed coir matting, dado rail, alarm system and part glazed door though to inner hallway.

Inner Hallway

With fitted carpet, dado rail, radiator and stairs which rise to the upper floors.

Kitchen

With Amtico wooden effect flooring, a comprehensive range of floor and wall mounted units, cupboards and drawers, wooden worksurfaces, tiled upstand, inset Belfast sink, stainless steel swan neck mixer tap, sash window to rear aspect, built-in cupboard housing the combination Valiant boiler, 2 door large Smeg range oven with 5 ring gas hob, glazed splash back, extractor over, decorative glass wall mounted lighting, space and plumbing for large American fridge/freezer.

Dining Area

With Amtico wooden effect flooring, marble surround fireplace and slate hearth with fitted wood burning stove, recessed built-in in cupboard to left, recessed shelf to right housing a wine fridge, 3 sash windows to front aspect, built-in plantation shutters, recessed ceiling spotlights and decorative downlighting.

Rear Lobby

With access to the garden, radiator and wall mounted coat hooks.

Guest WC

With wooden flooring, pedestal WC, wall mounted ladder effect heated towel rail, wall mounted basin and casement window.

Stairs with fitted carpet rise to the first-floor landing.

FIRST FLOOR

Landing

With picture sash window overlooking the garden.

Drawing Room

Which spans the width of the property to the front, fitted carpet, dado rail, radiator, 3 sash windows to front aspect, Juliette balconettes, marble surround fireplace with slate hearth, fitted wood burning stove, built-in cupboard and fitted arch to right hand side, intricate period cornicing detail, ceiling rose, large built-in cupboard and bespoke shelving unit.

Bedroom 3

With fitted wardrobes, floating shelving, cupboard housing hot water tank, sash window to rear aspect and built-in wardrobe.

Stairs with fitted carpet rise to second floor.

SECOND FLOOR

Landing

With large picture window to the rear overlooking the garden.

Bedroom 1

With fitted carpet, 2 sash windows to front aspect with fitted plantation shutters, radiators, 2 built-in cupboards and en-suite shower room.

En-Suite Shower Room

With a large fully tiled and glazed shower unit, handheld and rain shower over, wooden effect Amtico flooring, fully tiled walls, ladder effect heated towel rail, concealed cistern WC built into cupboard vanity unit, feature basin, courtesy lighting and recessed

ceiling spotlights.

Stairs with fitted carpet rise to the top floor.

TOP FLOOR

Landing

With fitted carpet, fitted cupboard and loft access

Bedroom 4

With fitted carpet, sash window to front aspect, radiator and loft access.

Bedroom 5

With fitted carpet, sash window to front aspect, built-in cupboard and radiator.

Large Family Bathroom

With wooden effect ceramic tiled flooring, large panelled bath, central taps and shower attachment, pedestal WC, pedestal basin, courtesy shelving and lighting, large double sized fully tiled shower unit, radiator, wall mounted medicine cabinet, recessed ceiling spotlights and large window to rear aspect.

EXTERNALLY

Accessed from the rear lobby there is a beautiful ornamental walled, par terre garden with an attractive raised, decked sun terrace

FLOOR PLANS

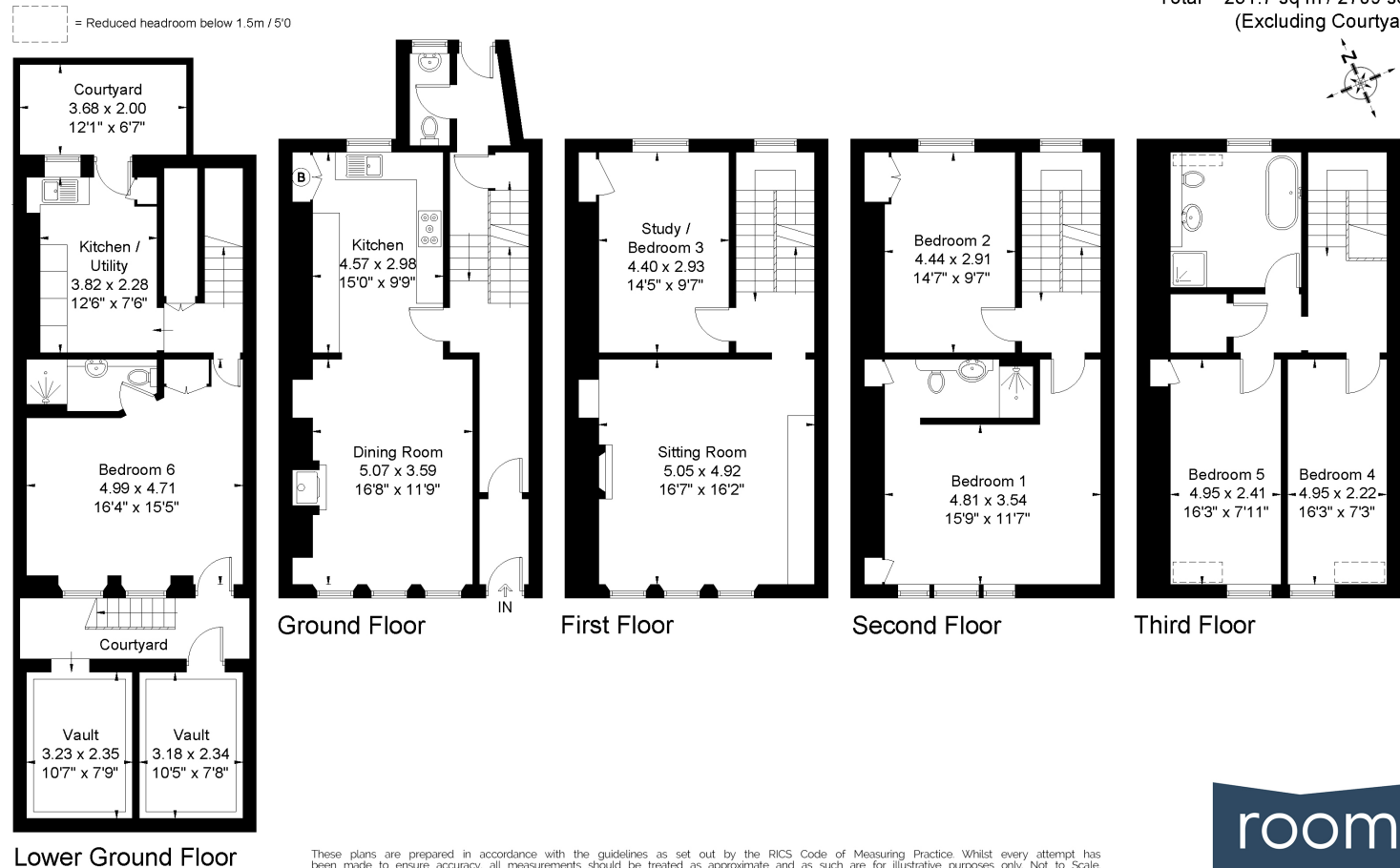
15 Bathwick Street, Bath, BA2 6NY

Approximate Gross Internal Area = 236.1 sq m / 2541 sq ft

Vault = 15.6 sq m / 168 sq ft

Total = 251.7 sq m / 2709 sq ft

(Excluding Courtyard)



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024



GENERAL INFORMATION

Services: All main services are connected

Heating: Gas fired central heating.

Tenure: Freehold

Council Tax Band: F

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SEPARATE APARTMENT

LOWER GROUND FLOOR

Independent access down the stone steps to the front.

Vaults

To the right-hand side are 2 unconverted vaults and door through to apartment.

Bedroom 6/Sitting Room

With recessed coir matting, fitted carpet, 2 sash windows to front aspect with working shutters, recess with fitted desk, cupboard housing the utilities, built-in wardrobe, radiator, recessed ceiling spotlight and door through to en-suite shower room.

En-Suite Shower Room

With mosaic tiled flooring, fully tiled walls, pedestal WC, wall mounted basin, mirror medicine cabinet, large double sized fully tiled shower unit with handheld and rain shower over, recessed ceiling spotlights, extractor fan and wall mounted ladder effect heated towel rail.

Inner Hallway

With built in cupboard.

Large Utility Room/Kitchenette

With wooden flooring, built-in cupboard, door to rear garden, Belfast sink with swan neck mixer tap, casement window, wooden worksurfaces with tiled splashback, integrated electric oven, 4 ring electric hob, space and plumbing for washing machine, tumble dryer and dishwasher. Recessed ceiling spotlights, radiator and 3 decorative down lighters.





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